

D.C. Economic Indicators

May 2004 Volume 4, Number 8

Government of the District of Columbia

Dr. Natwar M. Gandhi, Chief Financial Officer

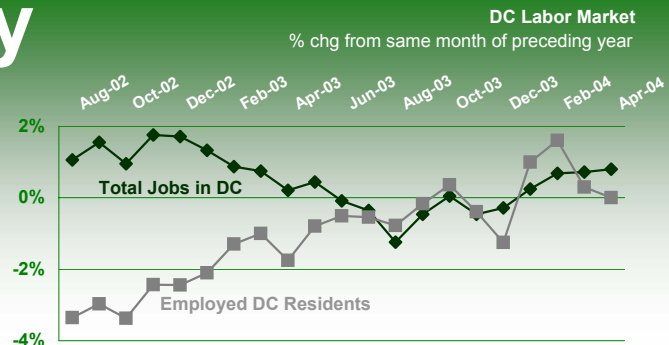
Dr. Julia Friedman, Deputy CFO for Revenue Analysis



Labor & Industry

➔ Jobs in D.C. for Apr. 2004 up 6,600 (1.0%) from 1 year ago

➔ District resident employment for Apr. 2004 up 200 (0.1%) from 1 year ago



Labor Market ('000s): April 2004^a

	D.C.		Metro area	
	Level	1 yr. ch.	Level	1 yr. ch.
Employed residents	281.1	0.2	2,810.1	61.8
Labor force	301.3	1.1	2,892.3	48.0
Total wage and salary employment	670.6	6.6	2,875.9	79.9
Federal government	192.7	0.2	345.1	4.7
Local government	37.6	-0.3	292.0	4.8
Leisure & hospitality	51.5	1.3	241.0	8.3
Trade	21.6	0.4	337.0	15.0
Services	290.1	5.5	1,076.0	32.2
Other private	77.1	-0.5	584.8	14.9
Unemployed	20.2	0.8	82.3	-13.8
New unempl. claims (state program)	1.3	-0.5		

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)

^a not seasonally adjusted

Private Employment ('000s): April 2004

	Level	1 yr. change	
		Amt.	%
Manufacturing	2.5	-0.1	-3.8
Construction	12.7	0.0	0.0
Wholesale trade	4.4	0.0	0.0
Retail trade	17.2	0.4	2.4
Utilities & transport.	6.3	-0.2	-3.1
Publishing & other info.	24.3	-0.2	-0.8
Finance & insurance	19.6	-0.5	-2.5
Real estate	11.6	0.4	3.6
Legal services	34.9	0.3	0.9
Other profess. serv.	62.3	3.3	5.6
Empl. Serv. (incl. temp)	9.9	-1.0	-9.2
Mgmt. & oth. bus serv.	36.9	1.6	4.5
Education	39.0	1.0	2.6
Health care	51.8	0.7	1.4
Organizations	49.9	0.7	1.4
Accommodations	14.8	0.3	2.1
Food service	30.7	1.2	4.1
Amuse. & recreation	6.0	-0.2	-3.2
Other services	5.4	-1.1	-16.9
Total	440.3	6.7	1.5

^b Source: Smith Travel Research ^c Source: Metropolitan Washington Airports Authority & Maryland

Aviation Administration Authority ^d weighted average

Source: BLS. Details may not add to total due to rounding.

D.C. Hotel Industry^b

Apr. 2004	Amt.	1 yr. ch.
Occupancy Rate	82.8%	8.5
Avg. Daily Room Rate	\$168.21	\$13.11
# Available Rooms	26,226	556

Airport Passengers^c

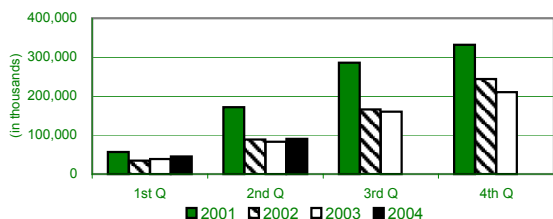
Apr. 2004	Amt.('000)	1 yr. % ch.
Reagan	1,450.2	17.7
Dulles	1,654.4	22.2
BWI	1,913.6	14.5
Total	5,018.2	17.9^d

Revenue

➔ FY 2004 (Oct.-May) business income tax collections up 12.1% from 1 year ago

➔ FY 2004 (Oct.-May) total tax collections up 14.8% from 1 year ago

Cumulative Business Income Tax Collections by Fiscal Year
(Corporation and Unincorporated Business Franchise Taxes)



^a Adjusted to exclude large one-time events and for changes in processing flows between FYs that distort current underlying economic trends. This does not, therefore, report actual year-over-year revenue growth for the budget.

^b Includes sales taxes allocated to the Convention Center.
^{***} Not meaningful due to payment timing or processing factors.

Note: Growth rates in some taxes reflect legislated changes in tax rates.

Adjusted General Fund
Revenue Collections^a

	year-to-date % change	
	FY 2004 (Oct 03 -May 04)	FY 2003 (Oct 02 -May 03)
Property Taxes	9.9	21.7
General Sales ^b	9.5	2.8
Individual Income	14.1	-6.0
Business Income	12.1	7.1
Utilities	0.5	22.4
Deed Transfer	48.5	45.8
All Other Taxes	39.1	-36.8
Total Tax Collections	14.8	1.3

Addenda:

Indiv. Inc. tax withholding for D.C. residents	9.8	2.0
Sales tax on hotels and restaurants allocated to Convention Center	7.4	4.1

Source: D.C. Office of Tax and Revenue and Office of Revenue Analysis

All data subject to revision.

† Indicates data revised by stated source since previous D.C. Economic Indicators.

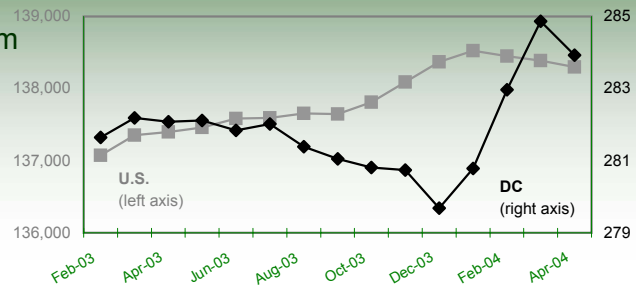
See past editions at <http://cfo.dc.gov>

People & Economy

➔ D.C. unemployment rate for May: 7.5%, up from 7.4% last month & up from 7.0% 1 year ago

➔ Home mortgage rate for May: 6.3%, up from 5.8% last month & up from 5.5% 1 year ago

National & Local Employment Levels
Labor Force Data, Seasonally Adjusted
3-month moving average
(in thousands)



U.S. GDP			CPI			D.C. Population		
Source: BEA	% change for yr. ending		Source: BLS	% change for yr. ending		Source: Census	Level	1 yr. ch.
	1 st Q 2004	4 th Q 2003		May 2004	Mar. 2004			
Nominal	6.7	6.0	U.S.	3.0	1.7	Estimate for:		
Real	4.8 [†]	4.3	D.C./Balt. metro area	2.8	1.9	July 1, 2000	571,437	1,224
Personal Income^a			Unemployment Rate^c			July 1, 2001	572,716	1,279
Source: BEA	% change for yr. ending		Source: BLS	May 2004 Apr. 2004		July 1, 2002	569,157	-3,559
Total Personal Income	1 st Q 2004	4 th Q 2003				July 1, 2003	563,384	-5,773
U.S.	5.2	4.6 [†]	U.S.	5.6	5.6	Components of Change from July 1, 2002		
D.C.	5.1	3.1 [†]	D.C.	7.5	7.4 [†]	Natural Births	7,910	Total
Wage & Salary Portion of Personal Income			Interest Rates			Deaths	6,164	1,746
U.S.	4.2	3.5 [†]	Source: Federal Reserve	May 2004	Apr. 2004	Net Migr.	Net Int'l	4,180
Earned in D.C.	4.5	2.9 [†]	1-yr. Treasury	1.8	1.4	Net Dom.	(11,837)	(7,657)
Earned by D.C. res'd ^b	5.2	2.2 [†]	Conv. Home Mortgage	6.3	5.8	Net Change ^d		(5,773)

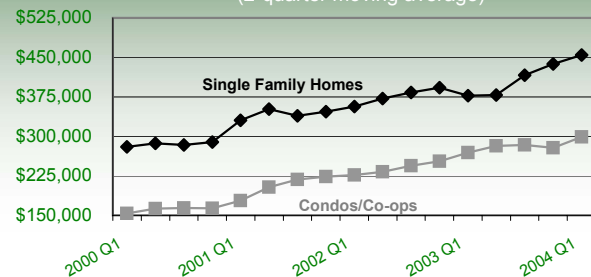
^a Nominal ^b estimated ^c seasonally adjusted ^d Includes federal resident employee movement (military/civilian) and the statistical residual

Housing & Office Space

➔ Average single-family home sale price in 1st Q 2004 up 30.6% from 1 year ago

➔ Office space under construct. in 1st Q 2004 up 10.4% from 4th Q 2003

Average District Home Sale Prices
(2-quarter moving average)



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS ^a	4 Qs ending	1 yr. % ch.	Source: U.S. Census Bureau	4 Qs ending	1 yr. ch.	Source: Delta Associates		
Completed contracts	1 st Q 2004			1 st Q 2004		Vacancy Rate (%)	1 st Q 2004	1 qtr. ch.
Single family	5,961	6.7	Total housing units	959	-1,197	Excl. sublet space	5.9	0.3
Condo/Co-op	3,713	13.3	Single family	197	-178	Incl. sublet space	7.1	0.0
Prices (\$000)	1 st Q 2004	1 yr. % ch.	Multifamily (units)	762	-1,019			
Single family			Class A Market Rate Apt. Rentals^d			Inventory Status ^e	1 st Q 2004	1 qtr. ch.
Median ^b	\$330.0	27.0	Source: Delta Associates	1 st Q 2004	1 yr. ch.	Total Inventory	110.3	0.3
Average ^c	\$467.6	30.6	Apartment units currently			Leased space ^f	103.8	-0.1
Condo/Co-op			under construction	3,395	-1,327	Occupied space ^g	102.4	0.2
Median ^b	\$299.0	20.6	Add'l planned units likely			Under construction		
Average ^c	\$328.6 [†]	16.3 [†]	within next 36 months	1,086	-553	or renovation	5.4	0.5

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors ^b Median for Mar. ^c 1st quarter average

^d Investment grade units, as defined by Delta ^e In million square feet ^f Calculated from vac. rate excl. sublet ^g Calculated from vac. rate incl. sublet